HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: February 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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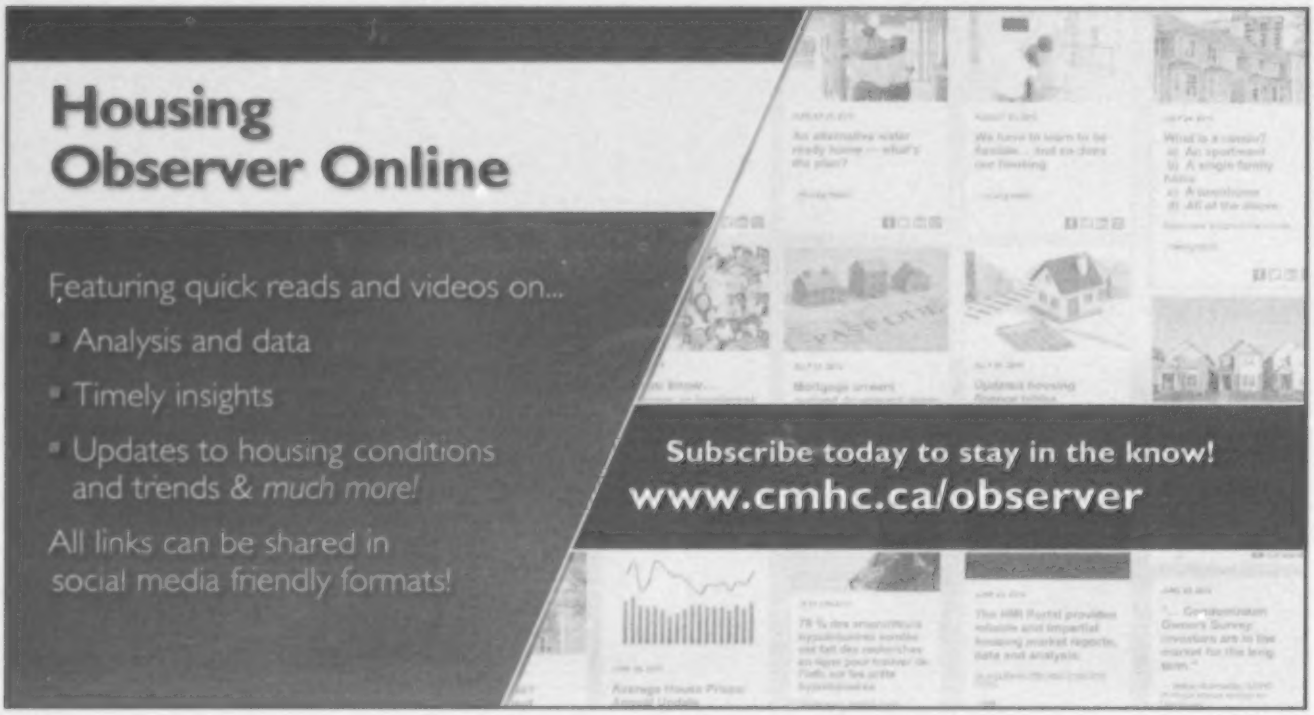
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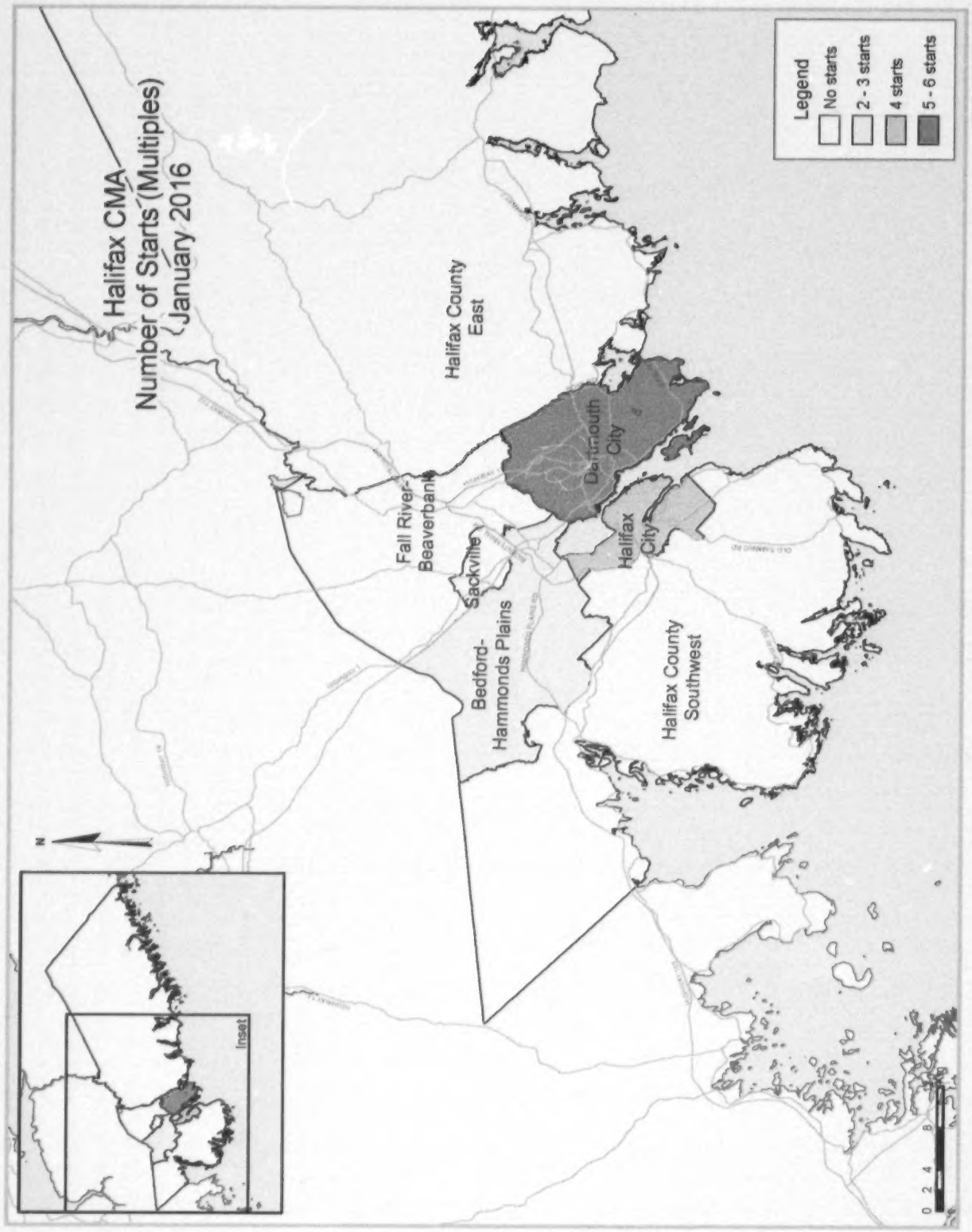
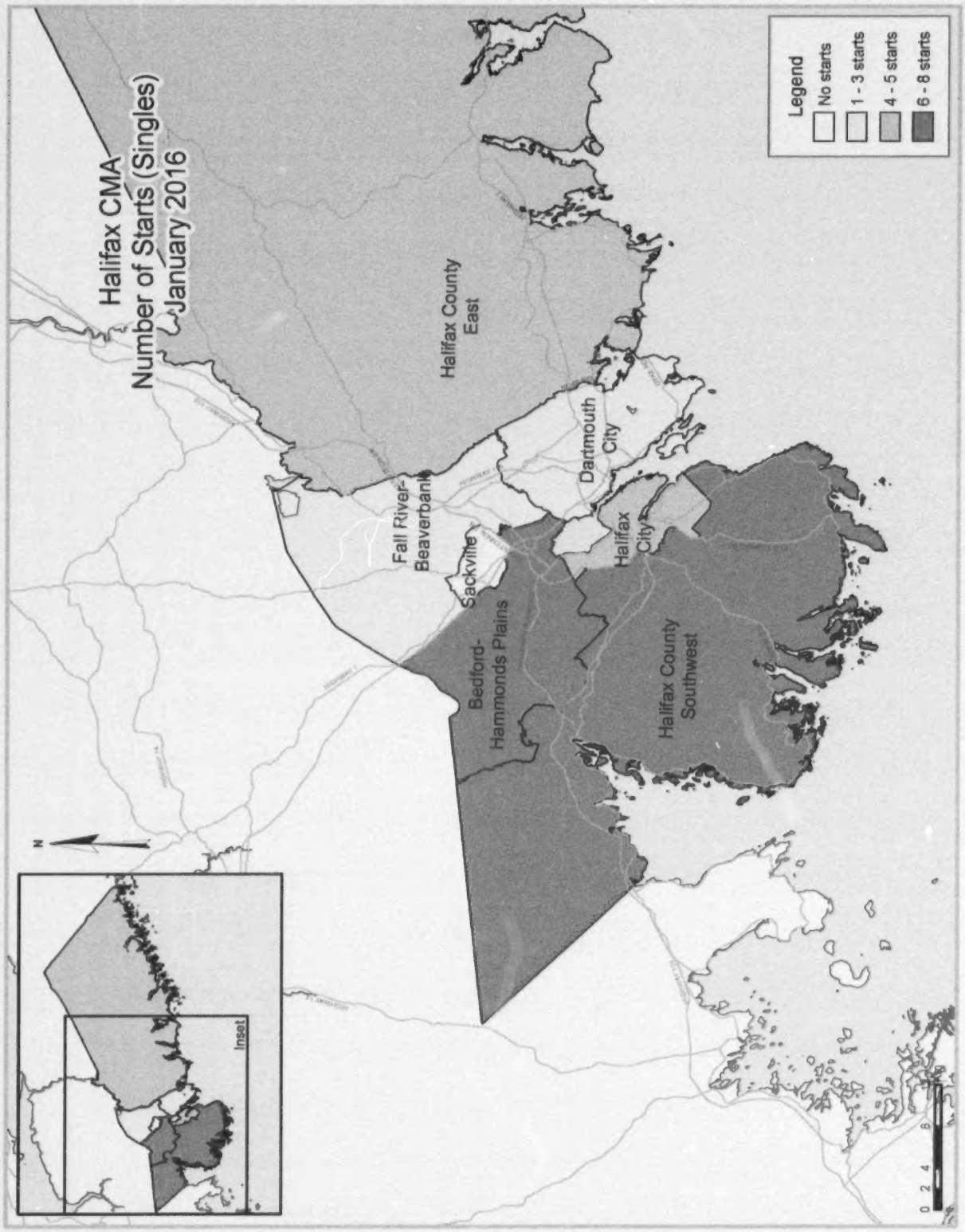
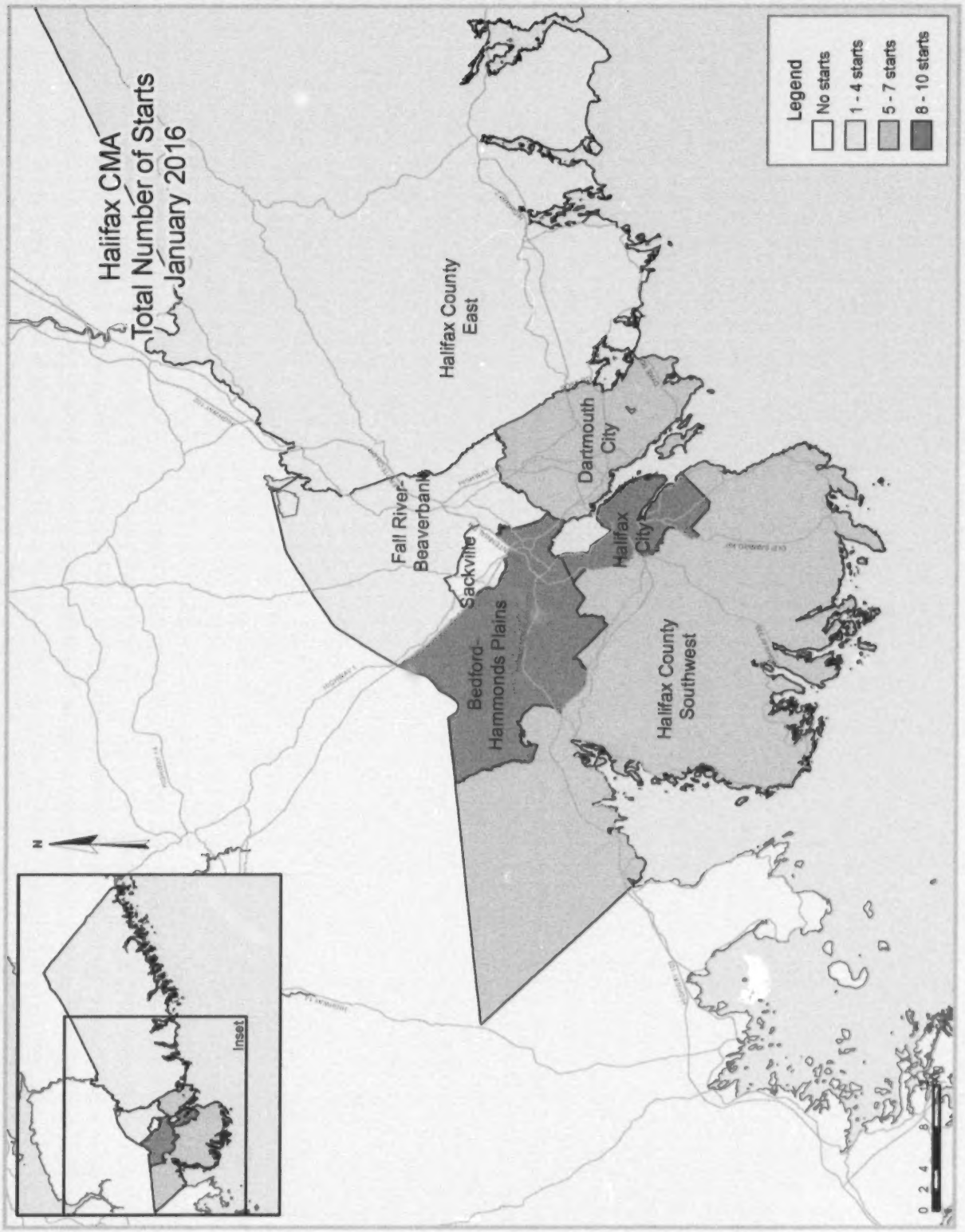
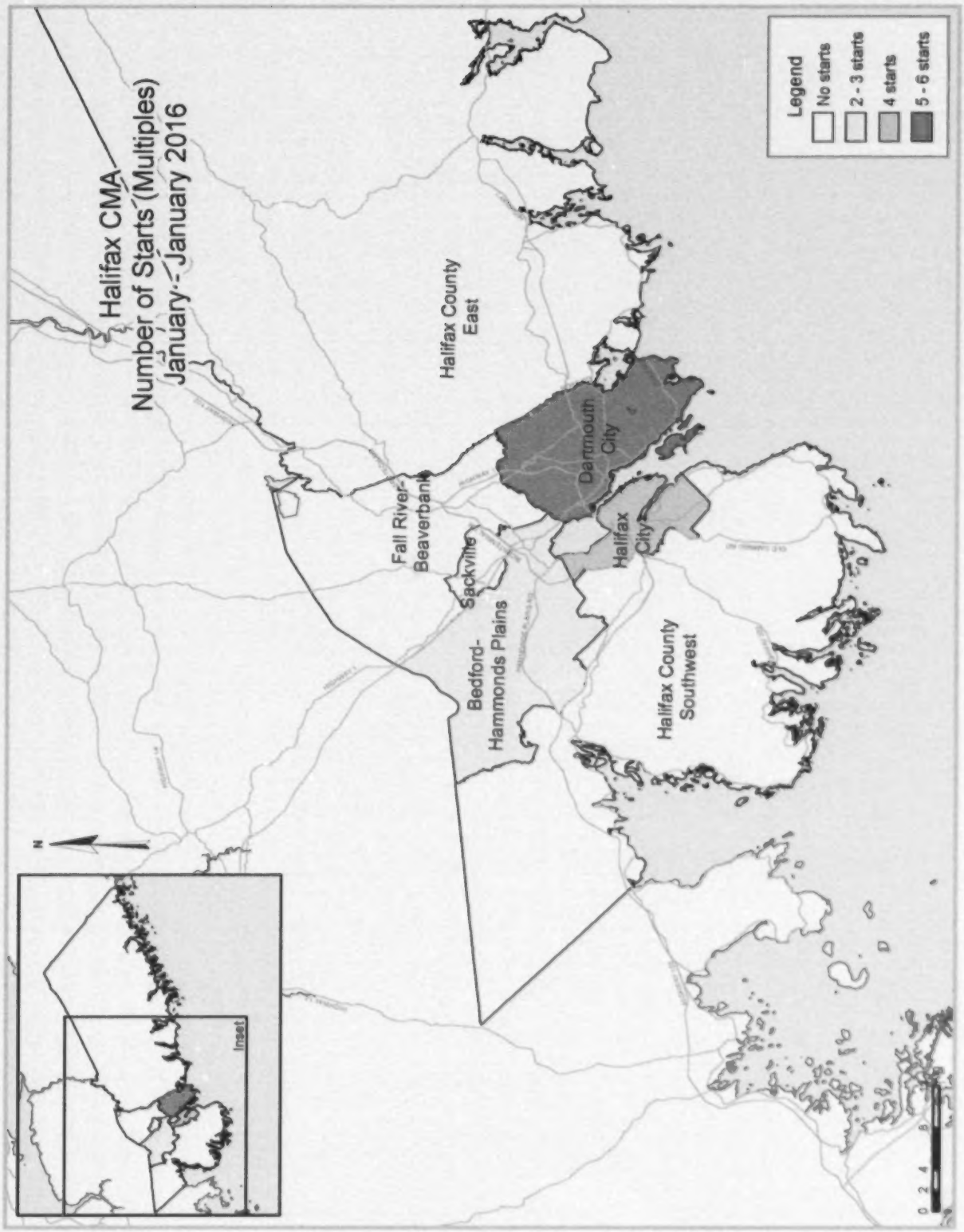
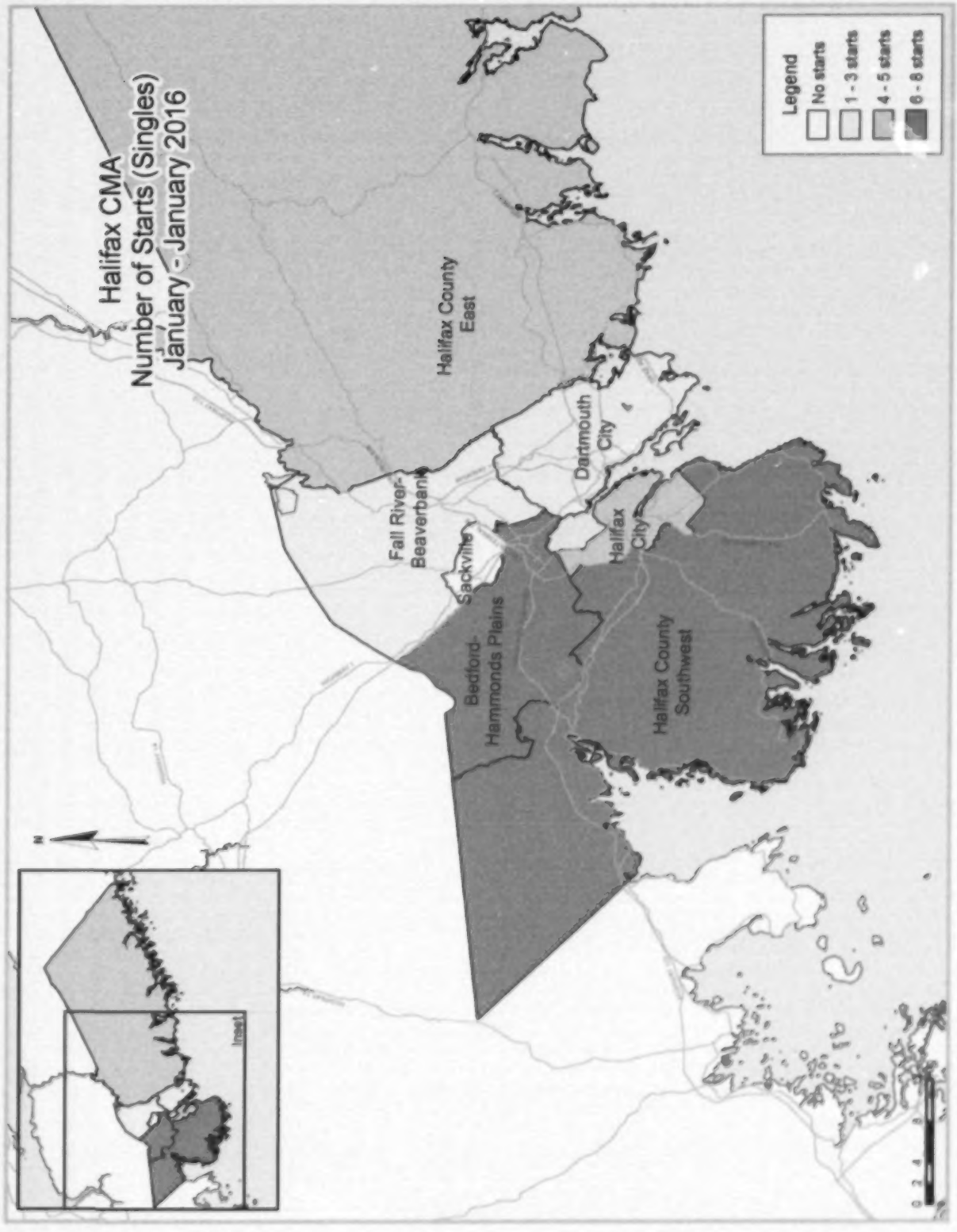
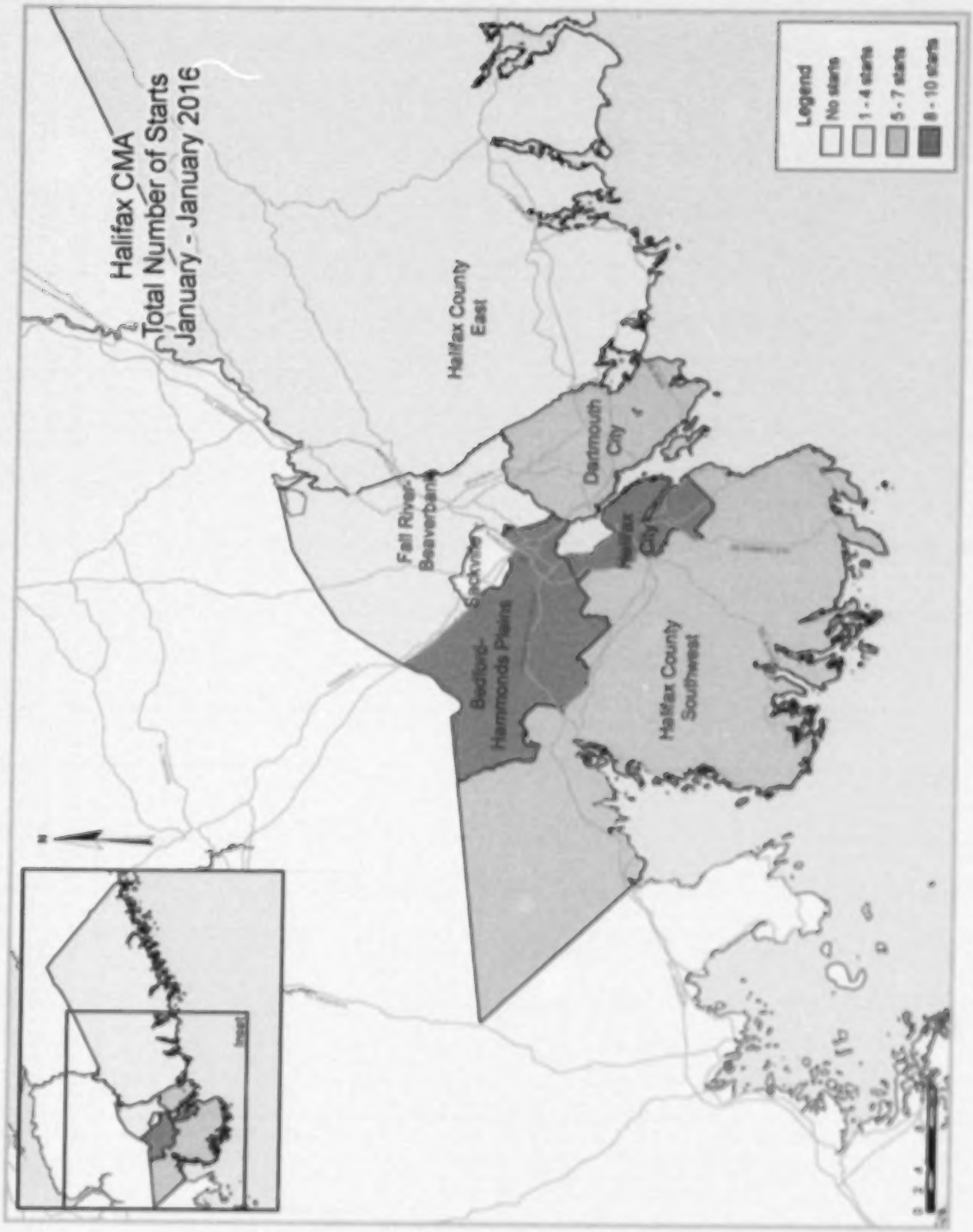

Halifax CMA
Number of Starts (Multiples)
January 2016
Legend
No starts
2 - 3 starts
4 starts
5 - 6 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January 2016
Legend
No starts
1 - 3 starts
4 - 5 starts
6 - 8 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January 2016
Legend
No starts
1 - 4 starts
5 - 7 starts
8 - 10 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - January 2016
Legend
No starts
2 - 3 starts
4 starts
5 - 6 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
N
Inset
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - January 2016
Legend
No starts
1 - 3 starts
4 - 5 starts
6 - 8 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - January 2016
Legend
No starts
1 - 4 starts
5 - 7 starts
8 - 10 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2016		
Halifax CMA[1]	December 2015	January 2016
Trend[2]	2,394	1,687
SAAR	783	511
	January 2015	January 2016
Actual		
January - Single-Detached	39	24
January - Multiples	15	12
January - Total	54	36
January to January - Single-Detached	39	24
January to January - Multiples	15	12
January to January - Total	54	36

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rate (SAAR).

Detailed data available upon request.

Table 1.1- Housing Activity Summary of Halifax CMA
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	39	6	6	0	0	0	0	0	51
January 2015	37	3	3	0	0	0	10	0	53
% Change	5.4	100.0	100.0	n/a	n/a	n/a	-100.0	n/a	-3.8
Year-to-date 2016	39	6	6	0	0	0	0	0	51
Year-to-date 2015	37	3	3	0	0	0	10	0	53
% Change	5.4	100.0	100.0	n/a	n/a	n/a	-100.0	n/a	-3.8
UNDER CONSTRUCTION									
January 2016	398	64	78	0	0	344	29	3,214	3,994
January 2015	526	52	1,403	0	0	259	16	1,400	3,656
% Change	-24.3	23.1	-94.4	n/a	n/a	32.8	81.3	129.6	9.2
COMPLETIONS									
January 2016	31	10	31	0	0	0	3	91	166
January 2015	49	6	17	0	0	0	10	321	403
% Change	-36.7	66.7	82.4	n/a	n/a	n/a	-70.0	-71.7	-58.8
Year-to-date 2016	31	10	31	0	0	0	3	91	166
Year-to-date 2015	49	6	17	0	0	0	10	321	403
% Change	-36.7	66.7	82.4	n/a	n/a	n/a	-70.0	-71.7	-58.8
COMPLETED & NOT ABSORBED									
January 2016	83	13	50	1	3	23	n/a	n/a	183
January 2015	61	31	29	0	3	60	n/a	n/a	1,019
% Change	36.1	-58.1	72.4	n/a	0.0	-61.7	n/a	n/a	-82.0
ABSORBED									
January 2016	31	7	24	0	0	0	n/a	n/a	62
January 2015	51	6	10	0	0	8	n/a	n/a	75
% Change	-49.0	16.7	140.0	n/a	n/a	-100.0	n/a	n/a	-17.3
Year-to-date 2016	31	7	24	0	0	0	n/a	n/a	62
Year-to-date 2015	51	6	10	0	0	8	n/a	n/a	75
% Change	-49.0	16.7	140.0	n/a	n/a	-100.0	n/a	n/a	-17.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Dartmouth City									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	0	0	0	0	0	0	0	0	0
Bedford/Hammonds Plains									
January 2016	8	2	0	0	0	0	0	0	10
January 2015	0	0	0	0	0	0	0	0	0
Sackville									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	17	0	0	0	0	0	0	0	17
Fall River / Waverley									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	5	0	0	0	0	0	0	0	5
Halifax County East									
January 2016	4	0	0	0	0	0	0	0	4
January 2015	2	0	0	0	0	0	0	0	2
Halifax County West									
January 2016	6	0	0	0	0	0	0	0	6
January 2015	6	0	0	0	0	0	1	0	7
Halifax CMA									
January 2016	20	2	0	0	0	0	0	0	22
January 2015	37	0	0	0	0	0	1	0	38

Source: CMHC (Starts and Completions Survey, Rental Absorption Survey)

Table 1.2 Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row / Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
CENTRAL HALIFAX CMA									
Halifax City									
January 2016	30	20	56	0	0	0	0	0	106
January 2015	29	18	49	0	0	0	0	0	96
Dartmouth City									
January 2016	10	0	0	0	0	0	0	0	10
January 2015	12	0	0	0	0	0	0	0	12
Bedford/Hammonds Plains									
January 2016	19	0	0	0	0	0	0	0	19
January 2015	16	0	0	0	0	0	0	0	16
Sackville									
January 2016	14	0	0	0	0	0	0	0	14
January 2015	10	0	0	0	0	0	0	0	10
Cole Harbour - Westphal									
January 2016	10	0	0	0	0	0	0	0	10
January 2015	11	0	0	0	0	0	0	0	11
Halifax County East									
January 2016	10	0	0	0	0	0	0	0	10
January 2015	17	0	0	0	0	0	0	0	17
Halifax County Southwest									
January 2016	10	0	0	0	0	0	0	0	10
January 2015	10	0	0	0	0	0	0	0	10
Halifax CMA									
January 2016	100	20	56	0	0	0	0	0	176
January 2015	104	18	49	0	0	0	0	0	171

Source: CMHC (Starts and Completions Survey / Rental Market Survey)

Table 1.2: Housing Activity Summary by Submarket

January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
January 2016	6	0	15	0	0	0	0	90	111
January 2015	5	2	5	0	0	0	8	285	305
Dartmouth City									
January 2016	1	2	0	0	0	0	1	0	4
January 2015	5	0	0	0	0	0	0	0	5
Bedford-Hammonds Plains									
January 2016	2	0	0	0	0	0	0	0	2
January 2015	2	2	12	0	0	0	0	0	16
Sackville									
January 2016	1	0	16	0	0	0	0	0	17
January 2015	9	0	0	0	0	0	0	66	75
Fall River - Waverley									
January 2016	10	4	0	0	0	0	4	1	19
January 2015	7	0	0	0	0	0	1	0	8
Halifax County East									
January 2016	4	4	0	0	0	0	0	0	8
January 2015	13	0	0	0	0	0	0	0	13
Halifax County Southwest									
January 2016	7	0	0	0	0	0	0	0	7
January 2015	8	0	0	0	0	0	1	0	9
Halifax CMA									
January 2016	31	10	31	0	0	0	5	91	168
January 2015	49	4	17	0	0	0	10	351	431

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
January 2016	14	5	19	0	0	51	n/a	n/a	89
January 2015	15	7	9	0	0	0	n/a	n/a	31
Dartmouth City									
January 2016	9	0	2	0	0	0	n/a	n/a	11
January 2015	14	1	4	0	0	0	n/a	n/a	19
Bedford-Hammonds Plains									
January 2016	17	0	2	0	0	0	n/a	n/a	19
January 2015	11	0	10	0	0	0	n/a	n/a	21
Sackville									
January 2016	9	3	6	0	0	2	n/a	n/a	20
January 2015	8	7	5	0	0	43	n/a	n/a	63
Fall River - Waverley									
January 2016	14	5	0	0	0	0	n/a	n/a	19
January 2015	20	6	0	0	0	0	n/a	n/a	26
Halifax County East									
January 2016	10	0	0	1	0	0	n/a	n/a	11
January 2015	7	0	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
January 2016	7	0	4	0	3	0	n/a	n/a	14
January 2015	6	0	1	0	3	0	n/a	n/a	10
Halifax CMA									
January 2016	80	13	33	1	3	53	n/a	n/a	183
January 2015	81	21	29	0	3	43	n/a	n/a	177

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
January 2016	6	0	7	0	0	0	n/a	n/a	13
January 2015	6	3	5	0	0	0	n/a	n/a	14
Dartmouth City									
January 2016	1	2	0	0	0	0	n/a	n/a	3
January 2015	4	0	0	0	0	0	n/a	n/a	4
Bedford-Hammonds Plains									
January 2016	2	0	0	0	0	0	n/a	n/a	2
January 2015	5	2	5	0	0	0	n/a	n/a	12
Sackville									
January 2016	2	0	16	0	0	0	n/a	n/a	18
January 2015	7	0	0	0	0	8	n/a	n/a	15
Fall River - Waverley									
January 2016	9	3	1	0	0	0	n/a	n/a	13
January 2015	10	1	0	0	0	0	n/a	n/a	11
Halifax County East									
January 2016	3	2	0	0	0	0	n/a	n/a	5
January 2015	12	0	0	0	0	0	n/a	n/a	12
Halifax County Southwest									
January 2016	7	0	0	0	0	0	n/a	n/a	7
January 2015	6	0	0	0	0	0	n/a	n/a	6
Halifax CMA									
January 2016	30	7	24	0	0	0	n/a	n/a	61
January 2015	50	6	10	0	0	8	n/a	n/a	74

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type January 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Halifax City	4	3	4	0	0	0	0	0	8	3	166.7
Dartmouth City	1	0	0	0	6	0	0	0	7	0	n/a
Bedford-Hammonds Plains	8	6	2	0	0	0	0	0	10	6	66.7
Sackville	0	17	0	0	0	5	0	0	0	22	-100.0
Fall River - Beaverbank	1	6	0	0	0	8	0	0	1	14	-92.9
Halifax County East	4	2	0	2	0	0	0	0	4	4	0.0
Halifax County Southwest	6	5	0	0	0	0	0	0	6	5	20.0
Halifax CMA	24	39	6	2	6	13	0	0	36	54	-33.3

Table 2.1: Starts by Submarket and by Dwelling Type January - January 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	4	3	4	0	0	0	0	0	8	3	166.7
Dartmouth City	1	0	0	0	6	0	0	0	7	0	n/a
Bedford-Hammonds Plains	8	6	2	0	0	0	0	0	10	6	66.7
Sackville	0	17	0	0	0	5	0	0	0	22	-100.0
Fall River - Beaverbank	1	6	0	0	0	8	0	0	1	14	-92.9
Halifax County East	4	2	0	2	0	0	0	0	4	4	0.0
Halifax County Southwest	6	5	0	0	0	0	0	0	6	5	20.0
Halifax CMA	24	39	6	2	6	13	0	0	36	54	-33.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market January 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Halifax City	0	0	0	0	0	0	0	0
Dartmouth City	6	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	5	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	8	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	6	5	0	8	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - January 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	0	0	0	0	0	0	0	0
Dartmouth City	6	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	5	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	8	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	6	5	0	8	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Halifax City	8	3	0	0	0	0	8	3
Dartmouth City	7	0	0	0	0	0	7	0
Bedford-Hammonds Plains	10	6	0	0	0	0	10	6
Sackville	0	22	0	0	0	0	0	22
Fall River - Beaverbank	1	5	0	0	0	9	1	14
Halifax County East	4	4	0	0	0	0	4	4
Halifax County Southwest	6	4	0	0	0	1	6	5
Halifax CMA	36	44	0	0	0	10	36	54

Table 2.5: Starts by Submarket and by Intended Market January - January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	8	3	0	0	0	0	8	3
Dartmouth City	7	0	0	0	0	0	7	0
Bedford-Hammonds Plains	10	6	0	0	0	0	10	6
Sackville	0	22	0	0	0	0	0	22
Fall River - Beaverbank	1	5	0	0	0	9	1	14
Halifax County East	4	4	0	0	0	0	4	4
Halifax County Southwest	6	4	0	0	0	1	6	5
Halifax CMA	36	44	0	0	0	10	36	54

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type January 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Halifax City	6	5	0	2	15	13	90	285	111	305	-63.6
Dartmouth City	2	5	2	0	0	0	0	0	4	5	-20.0
Bedford-Hammonds Plains	2	2	0	2	0	12	0	0	2	16	-87.5
Sackville	1	9	0	0	16	0	0	66	17	75	-77.3
Fall River - Beaverbank	10	8	4	0	4	0	1	0	19	8	137.5
Halifax County East	4	13	4	0	0	0	0	0	8	13	-38.5
Halifax County Southwest	7	9	0	0	0	0	0	0	7	9	-22.2
Halifax CMA	32	51	10	4	35	25	91	351	168	431	-61.0

Table 3.1: Completions by Submarket and by Dwelling Type January - January 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	6	5	0	2	15	13	90	285	111	305	-63.6
Dartmouth City	2	5	2	0	0	0	0	0	4	5	-20.0
Bedford-Hammonds Plains	2	2	0	2	0	12	0	0	2	16	-87.5
Sackville	1	9	0	0	16	0	0	66	17	75	-77.3
Fall River - Beaverbank	10	8	4	0	4	0	1	0	19	8	137.5
Halifax County East	4	13	4	0	0	0	0	0	8	13	-38.5
Halifax County Southwest	7	9	0	0	0	0	0	0	7	9	-22.2
Halifax CMA	32	51	10	4	35	25	91	351	168	431	-61.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Halifax City	15	5	0	8	0	0	90	285
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	12	0	0	0	0	0	0
Sackville	16	0	0	0	0	0	0	66
Fall River - Beaverbank	0	0	4	0	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	31	17	4	8	0	0	91	351

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	15	5	0	8	0	0	90	285
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	12	0	0	0	0	0	0
Sackville	16	0	0	0	0	0	0	66
Fall River - Beaverbank	0	0	4	0	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	31	17	4	8	0	0	91	351

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Halifax City	21	12	0	0	90	293	111	305
Dartmouth City	3	5	0	0	1	0	4	5
Bedford-Hammonds Plains	2	16	0	0	0	0	2	16
Sackville	17	9	0	0	0	66	17	75
Fall River - Beaverbank	14	7	0	0	5	1	19	8
Halifax County East	8	13	0	0	0	0	8	13
Halifax County Southwest	7	8	0	0	0	1	7	9
Halifax CMA	72	70	0	0	96	361	168	431

Table 3.5: Completions by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	21	12	0	0	90	293	111	305
Dartmouth City	3	5	0	0	1	0	4	5
Bedford-Hammonds Plains	2	16	0	0	0	0	2	16
Sackville	17	9	0	0	0	66	17	75
Fall River - Beaverbank	14	7	0	0	5	1	19	8
Halifax County East	8	13	0	0	0	0	8	13
Halifax County Southwest	7	8	0	0	0	1	7	9
Halifax CMA	72	70	0	0	96	361	168	431

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
January 2016	0	0.0	2	33.3	0	0.0	4	66.7	0	0.0	6	-	-
January 2015	2	33.3	1	16.7	0	0.0	1	16.7	2	33.3	6	-	-
Year-to-date 2016	0	0.0	2	33.3	0	0.0	4	66.7	0	0.0	6	-	-
Year-to-date 2015	2	33.3	1	16.7	0	0.0	1	16.7	2	33.3	6	-	-
Dartmouth City													
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2015	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	-	-
Bedford-Hammonds Plains													
January 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
January 2015	1	20.0	0	0.0	2	40.0	1	20.0	1	20.0	5	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	1	20.0	0	0.0	2	40.0	1	20.0	1	20.0	5	-	-
Sackville													
January 2016	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
January 2015	1	14.3	1	14.3	2	28.6	3	42.9	0	0.0	7	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2015	1	14.3	1	14.3	2	28.6	3	42.9	0	0.0	7	-	-
Fall River - Waverley													
January 2016	2	22.2	4	44.4	1	11.1	1	11.1	1	11.1	9	-	425,400
January 2015	1	10.0	3	30.0	1	10.0	4	40.0	1	10.0	10	-	505,760
Year-to-date 2016	2	22.2	4	44.4	1	11.1	1	11.1	1	11.1	9	-	425,400
Year-to-date 2015	1	10.0	3	30.0	1	10.0	4	40.0	1	10.0	10	-	505,760
Halifax County East													
January 2016	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
January 2015	9	75.0	1	8.3	0	0.0	1	8.3	1	8.3	12	-	226,486
Year-to-date 2016	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2015	9	75.0	1	8.3	0	0.0	1	8.3	1	8.3	12	-	226,486
Halifax County Southwest													
January 2016	1	14.3	2	28.6	1	14.3	3	42.9	0	0.0	7	-	-
January 2015	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	-	-
Year-to-date 2016	1	14.3	2	28.6	1	14.3	3	42.9	0	0.0	7	-	-
Year-to-date 2015	1	16.7	0	0.0	0	0.0	2	33.3	3	50.0	6	-	-
Halifax CMA													
January 2016	4	13.3	11	36.7	3	10.0	10	33.3	2	6.7	30	-	412,719
January 2015	18	36.0	6	12.0	5	10.0	13	26.0	8	16.0	50	410,000	445,760
Year-to-date 2016	4	13.3	11	36.7	3	10.0	10	33.3	2	6.7	30	-	412,719
Year-to-date 2015	18	36.0	6	12.0	5	10.0	13	26.0	8	16.0	50	410,000	445,760

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2016

Submarket	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	-	n/a
Sackville	-	-	n/a	-	-	n/a
Eastern - Beaverbank	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Halifax County East	-	[illegible]	n/a	-	[illegible]	n/a
Halifax County Southwest	-	-	n/a	-	-	n/a
Halifax CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: CMHC (Market Absorption Survey)

Table 3: MLS® Residential Activity by Submarket

Submarket	January 2016				January 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	40	336,813	108	670	59	351,817	118	655	-27.1	-7.1	-8.5	2.3
Dartmouth City	48	313,695	98	551	67	336,333	117	646	-28.4	-6.7	-16.2	-14.9
Bedford Hammonds Plains	31	357,753	108	336	34	361,824	104	378	-8.8	-1.1	3.8	-11.1
Sackville	31	236,782	134	245	31	262,471	132	248	-0.0	-9.8	1.5	-1.2
Halifax County Southwest	19	329,816	107	193	16	335,133	149	304	18.8	-1.6	-28.2	-36.5
Halifax County East	14	245,864	103	119	15	353,233	68	271	-6.7	-30.4	51.5	-55.9
Chezzetcook Halifax Dartmouth Rural	8	292,844	107	138	13	345,308	151	266	-38.5	-15.1	-29.1	-48.1
Fall River Beaver Bank	31	332,107	89	111	19	345,756	140	155	63.2	-3.9	-36.4	-28.4
Halifax CMA	341	321,233	113	2,002	254	337,245	128	2,775	34.3	-4.8	-11.7	-27.9

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales-to-New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales-to-New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	40	336,813	108		59	351,817	118		-27.1	-7.1	-8.5	
Dartmouth City	48	313,695	98		67	336,333	117		-28.4	-6.7	-16.2	
Bedford Hammonds Plains	31	357,753	108		34	361,824	104		-8.8	-1.1	3.8	
Sackville	31	236,782	134		31	262,471	132		-0.0	-9.8	1.5	
Halifax County Southwest	19	329,816	107		16	335,133	149		18.8	-1.6	-28.2	
Halifax County East	14	245,864	103		15	353,233	68		-6.7	-30.4	51.5	
Chezzetcook Halifax Dartmouth Rural	8	292,844	107		13	345,308	151		-38.5	-15.1	-29.1	
Fall River Beaver Bank	31	332,107	89		19	345,756	140		63.2	-3.9	-36.4	
Halifax CMA	341	321,233	113	1.05	254	337,245	128	0.95	34.3	-4.8	-11.7	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
January 2016

		Interest Rates			Halifax CMA		Halifax Labour Market			
		5-yr Fixed Rate ($100,000)	Mortgage Rates (%)		New Housing Price Index (1986=100)	CPI (2002=100)	Employment (000's)	Unemployment Rate (%)	Participation Rate (%)	Average Weekly Earnings ($)
			1 Yr. Term	3 Yr. Term						
2015	January	3.79	3.19	3.79	118.4	125.8	227	9.1	70.0	954
	February	3.67	3.09	3.79	118.5	126.5	226	9.0	69.7	979
	March	3.67	3.09	3.79	118.6	128.4	225	9.0	69.3	954
	April	3.61	3.09	3.69	118.6	128.3	223	9.8	69.7	956
	May	3.61	3.09	3.69	118.7	128.6	221	7.9	69.4	967
	June	3.61	3.09	3.69	118.9	128.6	221	8.6	69.1	951
	July	3.61	3.09	3.69	118.8	128.6	223	8.2	69.2	956
	August	3.61	3.09	3.69	118.8	128.6	225	7.8	69.3	979
	September	3.61	3.09	3.69	118.8	128.9	226	8.9	69.8	969
	October	3.61	3.09	3.69	118.9	128.8	226	8.9	69.6	965
	November	3.61	3.19	3.69	118.9	128.1	224	9.1	69.3	956
	December	3.61	3.19	3.69	118.9	127.7	223	9.2	67.9	951
2016	January	3.61	3.19	3.69		128.2	223	9.2	69.0	974
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

5-yr Fixed Rate = Posted rate for terms 5 to 9.99 mortgage amortized over 25 years using current 5 year interest rate
NHPI = New Housing Price Index
CPI = Consumer Price Index
EI = Employment Insurance

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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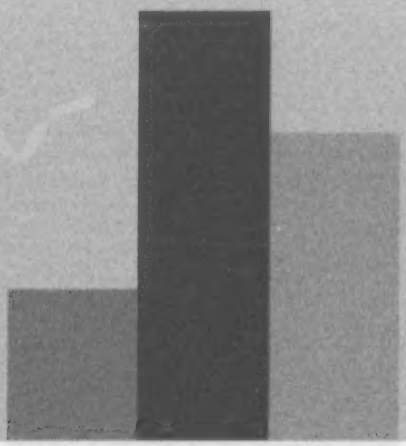

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